

SNAPSHOT of HOME Program Performance--As of 06/30/10
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Peabody Consortium**

State: **MA**

PJ's Total HOME Allocation Received: **\$36,391,977**

PJ's Size Grouping*: **B**

PJ Since (FY): **1993**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	B	Overall
			PJs in State:	19			
Program Progress:							
% of Funds Committed	91.99 %	94.88 %	17	93.55 %	30	33	
% of Funds Disbursed	85.44 %	89.43 %	17	86.03 %	37	40	
Leveraging Ratio for Rental Activities	12.51	8.07	1	4.83	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	79.42 %	91.84 %	15	81.34 %	27	24	
% of Completed CHDO Disbursements to All CHDO Reservations***	92.80 %	73.59 %	2	70.65 %	91	89	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	93.18 %	82.13 %	2	81.57 %	82	79	
% of 0-30% AMI Renters to All Renters***	68.43 %	51.00 %	3	45.66 %	88	85	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.03 %	97.43 %	11	96.25 %	48	48	
Overall Ranking:			In State:	2 / 19	Nationally:	92 91	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$15,413	\$27,569		\$27,146	719 Units	24.80 %	
Homebuyer Unit	\$9,088	\$16,168		\$15,140	1,037 Units	35.70 %	
Homeowner-Rehab Unit	\$15,708	\$15,459		\$20,860	364 Units	12.50 %	
TBRA Unit	\$3,535	\$4,091		\$3,210	782 Units	26.90 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (59 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (215 PJs)

C = PJ's Annual Allocation is less than \$1 million (284 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Peabody Consortium MA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$155,401	\$141,615	\$22,651
State:*	\$150,004	\$103,987	\$23,649
National:**	\$97,127	\$76,352	\$23,684

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.2 %

R.S. Means Cost Index: 1.13

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	80.9	84.5	84.9	54.3	Single/Non-Elderly:	44.4	30.6	19.2	31.5
Black/African American:	3.7	2.3	2.5	9.8	Elderly:	22.5	1.2	30.8	1.1
Asian:	0.7	1.1	1.4	0.0	Related/Single Parent:	16.9	22.0	17.9	60.9
American Indian/Alaska Native:	0.1	0.6	0.0	0.0	Related/Two Parent:	5.6	38.9	26.6	3.3
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	1.1	Other:	10.7	7.3	5.5	3.3
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.3	0.0	0.0	0.0					
Black/African American and White:	0.3	0.3	0.0	1.1					
American Indian/Alaska Native and Black:	0.3	0.0	0.0	0.0					
Other Multi Racial:	0.3	0.4	0.3	3.3					
Asian/Pacific Islander:	0.0	0.5	0.0	0.0					
ETHNICITY:									
Hispanic	13.5	10.3	11.0	30.4					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	68.1	28.6	34.3	33.7	Section 8:	22.9	1.0 [#]		
2 Persons:	14.7	16.6	21.4	29.3	HOME TBRA:	3.7			
3 Persons:	8.8	20.2	17.0	21.7	Other:	34.8			
4 Persons:	5.2	20.4	14.0	12.0	No Assistance:	38.6			
5 Persons:	2.0	10.3	7.4	3.3					
6 Persons:	0.7	3.1	3.8	0.0					
7 Persons:	0.0	0.7	1.4	0.0					
8 or more Persons:	0.4	0.0	0.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				47

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



— HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Peabody Consortium State: MA Group Rank: 92
 (Percentile)
 State Rank: 2 / 19 PJs Overall Rank: 91
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 74.60%	79.42	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 52.28%	92.8	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	93.18	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 91.32%	99.03	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.030	2.36	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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